

EDINA HOUSING TASK FORCE

Meeting Minutes

Wednesday, May 17, 2006

7:30 AM - Community Room

Members Present: Bob Aderhold, Val Burke, Mike Fischer, Mike Huck, Jeff Huggett, Sally Krusell, Scott Massie, Doug Mayo, Barb McFarlane, Cappy Moore, Carol Mork

Staff: Susan Heiberg and Joyce Repya

Consultants: Stacy Becker and Erin Sapp

Chair Mayo called the meeting to order at 7:30 AM.

Action Taken

- Member Huck seconded Member Krusell's motion to approve the agenda for this meeting—May 17, 2006; the motion carried.

Community Conversation Forum Debrief

Member Mayo reported that the Outreach Committee met and identified themes and questions from the summary of the Community Conversation Forum held on April 27th:

- Schools help maintain property values.
- A variety of affordable life-cycle housing is needed.
- The category of a two-income household needs clarification.
- Market forces should not interfere in the shaping of the housing market.
- The City Council's responsibility to the community involves improved communication, involvement, long-range planning and intervention in the market place to make things happen.
- The concept of the community land-trust is looked at favorably.
- There is a concern about density, notwithstanding the need to maintain affordable housing for all who live and work here.
- While diversity and inclusiveness are strongly supported, there is a need to understand how housing, density and transportation work together.
- What does the word "affordability" mean in Edina?

Member Mayo explained that Edina is the community it is today because of intervention in the market place. Otherwise, there would be much higher density.

Member Ming replied that there is a need for Edina to develop a way to structure this intervention. We must find out what people want to embrace and

then, if warranted, look at what the process would be to instigate a zoning change. We have set the tone with zoning, which has created the issue.

Member Huck commented that we should tie the existing intervention to the suggested intervention. Pair examples together and let people know that there has always been intervention.

Ms. Becker shared that a report from a Harvard economist indicates that zoning is the reason for the lack of affordable housing. It is all about setting parameters. Even with the great demand for middle income housing, big homes are still being developed because they are paying for themselves in taxes.

Member Huggett stated that we should focus on the concept of use—the highest and the best use of the land for housing.

Ms. Becker indicated that we have been listening and now is the time to debrief. Keep all these ideas as a running tally of everything that has been heard.

Member Burke shared that we can set up a credibility factor as a result of all the remarks.

Chair Mayo commented that the feedback from all the presentations should be captured in writing.

Member Krusell remarked that there should be a sheet outlining and clarifying the concepts of inclusionary housing, land trust and second mortgage. Regarding affordability, show its affect on equity.

Communication

Ms. Becker shared that the issue at hand is to find out what people understand. The report must be taken out into the community with a plan for gathering comments to create consistent information. Blogging is one way for people to get plugged in and become engaged. Do we want to have a place for the citizens to be continually engaged? Edina's Vision 20/20 is a timely and applicable tool for the community.

Offer of Mr. Paul Schiller & Family

Paul Schiller and his family residing at 5920 Abbott Avenue have offered to prepare a summary memo or give an oral presentation to the Task Force on their experience with the Metropolitan Council's Family Affordable Housing

Program (FAHP). Property across from their home had been purchased by Met Council to rent to low-income families. The lack of information from Met Council to the neighborhood regarding this program was disheartening. The Schiller family commended the efforts of the Task Force and wondered if the Members would like to hear from some of the participants in the Met Council's program in Edina.

Ms. Repya explained that the low-income families renting in Edina through FAHP are taken from the Section 8 Housing rolls.

Chair Mayo suggested that a small group from the Task Force talk to Mr. Schiller and then report back to the Task Force. Members Mork and Aderhold volunteered to do this.

Follow-Up Steps

Ms. Becker reminded the Members that the community is looking for a definition of "affordable" for Edina. In considering this, it is important to decide "to what end?"

Chair Mayo remarked that this issue of definition can be cleared up in conversation. If it is unclear, "who" is the subject?

Member Burke stated that as a result of the Task Force's recommendations, community groups can take these things to heart and march on. It is the appropriate time for the Task Force to talk about an exit strategy.

Member Fischer suggested that the Task Force move to the next step. The timing is perfect because the City is rolling into the Comprehensive Plan process, and the Planning Commission has been waiting to have a look at inclusionary zoning.

Outreach Committee

Member Mork shared the upcoming dates and the presenters of the Housing Succession Plan:

- On May 19th, Member Moore will present to the Edina Family Council.
- On May 25th, Members Moore, Mork, Mayo and Huggett will present to the Edina Housing Initiative.
- Members Williams and Helling will present to Fairview Hospital in May.
- On May 31st, Members Helling and Huggett will present to the Planning Commission.
- On June 16th, Member Huggett and Chair Mayo will present to the Chamber of Commerce.

Announcement

Chair Mayo reported that the next meeting of the Housing Task Force will be on Wednesday, June 28th, at 7:30 AM in the Community Room of Edina City Hall.

Adjournment

There being no further business, the meeting was adjourned at 9:00 AM.